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## Ancillary Charges - Fee Schedule Effective 1/1/2025

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- **EXTRA MAINTENANCE SERVICES (PLUS MATERIALS)**

Regular Basis:                      \$22.00 minimum per ½ hour

Overtime Basis:                    \$34.00 minimum per ½ hour

*The above hourly rates do not include materials.*

Phone Drops - \$250 installed plus \$10 per foot after 20 feet.

Data Drops - \$250 installed plus \$10 per foot after 20 feet.

Outlet Drops - \$250 installed plus \$10 per foot after 20 feet

Install or remove light fixture - \$100 swag, additional time, and material.

Standard AC filters – No charge (Any variation/upgrade to be paid by Member).

Upgraded/custom appliances and fixtures are repaired at the member's expense.

Non-standard refrigerator water filters – Current market pricing.

Light bulbs - \$5 and Batteries - \$5 (Personal use, not Oak Hammock equipment/fixtures)

- Custom project cost estimating fee - \$50 (minimum charge).

- Custom construction and vendor coordination fee – 5% of total cost of labor, materials, and subcontractor costs.

- **SCHEDULED TRANSPORTATION**

Transportation service within the community of Gainesville and the University of Florida is provided on a scheduled basis in Oak Hammock vehicles, at no charge for the Residents of Oak Hammock. Scheduled transportation times and destinations are set by Oak Hammock.

- **UNSCHEDULED TRANSPORTATION**

- Local Trips – Arranged 5 days in advance                      \$13 each way.  
Including trips to the Gainesville Airport. An additional  
\$5 charge will be applied if not arranged 5 days in advance.
- Medical appointments made less than 5 days in advance      \$13 each way
- Medical appointments made at least 5 days in advance        No Charge
- Cancellations made less than 24 hours in advance              \$13 Charge

- **MISCELLANEOUS RESIDENT CHARGES**

Secure Care Pendant	\$225.00	(replacement)
Check-in System (Echostream)	\$300.00	
Keys	\$ 30.00	(additional)
Rental Storage Cages	\$ 36.00	(monthly)
Name Tag Replacement	\$ 12.00	
Discounted Shands Parking Valet	\$ 6.00	
Gator1Card	\$ 15.00	(replacement)

Clinic, Dental, Massage, Audiologist, all billed at individual operators' rates.



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# Oak Hammock

— at the University of Florida® —

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Date: October 31, 2024  
To: All Residents of Oak Hammock at the University of Florida  
From: Kevin Ahmadi, President and CEO  
RE: Fiscal Year 2025 Budget and Monthly Service Fee Adjustments

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**The Oak Hammock Board of Directors has approved the budget for 2025.  
On January 1, 2025, the increase to Monthly Service Fees will be 4.00%.**

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As in previous years, the comprehensive budget development process included participation from Resident Council representatives at every Board Finance Committee meeting where the budget was discussed. Additionally, there was ongoing communication and input from the Resident Council Finance Committee.

The increases are supporting the overall goal of maintaining quality care, services, and facilities at Oak Hammock. Here are some of the drivers of our cost increases.

- **Inflation and Rising Costs:** General inflation affects the cost of supplies, utilities, and other operational expenses, leading to higher service costs. While inflation has been significantly down from prior years, our operational costs continue to go up.
- **Staffing and Wage Increases:** Competitive wages and benefits are essential for attracting and retaining skilled staff, especially in healthcare and senior services, where labor costs are significant. Staff make up over 55% of the Oak Hammock operating budget and have the greatest impact on our operating costs.
- **Healthcare and Skilled Nursing Costs:** Rising healthcare costs, including those related to skilled nursing care, impact the overall budget.
- **Maintenance and Facility Improvements:** Regular maintenance and planned facility upgrades ensure a safe, high-quality environment for residents. As the facility ages the cost to repair and maintain Oak Hammock continues to grow.
- **Several key operating expenses categories are expected to go up when compared to the budgeted costs for 2024.** Many of these are related to the staffing, insurance and inflationary pressures present in the current economic environment.
- The budget includes a payment on the debt of Oak Hammock of over \$1,805,000.
- Non-member occupancy in the Health Pavilion will continue in the skilled nursing units and this helps offset and pay for those operating costs.
- The expansion and renovation costs do not factor in the rate increase. Like all capital expenditures they are ultimately paid by the entrance fees to Oak Hammock.
- Please contact Andrew Davey, CFO, if you have some personal financial concerns regarding the rate increase and its impact on you.

**During the upcoming Town Hall Meeting on November 1st, we will discuss the 2025 Budget. The presentation will be recorded, and paper copies will be available at the front reception desk for those unable to attend.**